



Petition Number: 1401-DP-02 & 1401-SIT-01

Subject Site Address: 945 Tournament Trail; Northeast Corner of SR32 and Wheeler Road

Petitioner: McDonald's USA, LLC

Request: Petitioner requests Development Plan and Site Plan review for a McDonald's drive-thru structure on approximately 1.1 acres.

Current Zoning: GB (General Business)

Current Land Use: Vacant

Approximate Acreage: 1.1 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Lighting Plan
7. Primary Plat
8. Secondary Plat
9. State Highway 32 Overlay Zone Ordinance

Zoning History:

1203-REZ-01	Rezoning from EI (Enclosed Industrial) to GB
1212-VS-16	Variance to exempt property from US 31 Overlay
1304-SPP-04	Primary Plat
1306-SFP-18	Secondary Plat

Staff Reviewer: Andrew P. Murray, Associate Planner

Procedural

- Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance, any variances associated with the site, and any commitments associated with the site.



Project Overview

The proposal is for the development of a drive-thru McDonald's restaurant. The subject property is approximately 1.1 acres in size and is located on lot 1 within the "32 at 31 Henke Center" Secondary Plat (the "Property"). The Property has frontage on State Highway 32, Wheeler Road and Tournament Trail. The Property is accessed by the connector street, Tournament Trail.

The Property is zoned General Business ("GB") District and is currently unimproved. The Property falls within the State Highway 32 Overlay Zone (the "32 Overlay") which requires additional development and architectural standards to the underlying GB District. The petitioner is proposing a 4,789 square-foot structure. In addition, the site plan includes a patio seating area approximately 510 square feet. The primary building materials include brick and cultured stone.

The petition was reviewed by the Technical Advisory Committee at its December 17, 2013 meeting.

DEVELOPMENT PLAN REVIEW COMMENTS

Development Plan Review (WC 16.04.165)

1) Zoning District Standards: (*Business District Standards (WC 16.04.050)*)

a) General Requirements: (*WC 16.04.050(A)*):

Comment: Compliant

b) GB District Specific Standards: (*WC 16.04.050(F)*)

i) Minimum Lot Area: none

ii) Minimum Lot Frontage on Road: 80 feet

Comment: Compliant

iii) Minimum Setback Lines:

(1) Front Yard: 60 feet (32 Overlay supersedes, minimum 30 feet)

Comment: Compliant

(2) Side Yard: 60 feet

Comment: Compliant

(3) Rear Yard: 20 feet

Comment: Compliant

iv) Maximum Building Height: 60 feet (32 Overlay supersedes, no minimum height)



- v) Minimum Ground Level Square Footage: None
- vi) Minimum Size of Structures: None
- vii) Parking: provided in accordance with ordinance
- viii) Loading and Unloading Berths: (32 Overlay supersedes, see below)

Comment: **Compliant**

c) Off-Street Loading and Parking

- i) Required spaces: 1 space per 2 seats (90 seats), one space per max shift (10 employees)

Comment: **Compliant**

2) **Overlay District Standards:** US 31 Overlay (This petition is exempt from the US 31 Overlay by the approval of a variance of standard, docket 1212-VS-16).

The subject property is located within the **State Highway 32 Overlay District WC 16.04.065** (the "32 Overlay");

32 Overlay WC 16.04.065

a) Access Control Requirements (WC 16.04.065 (5))

- i) All developments shall provide vehicular and pedestrian interconnectivity between neighboring uses, parking lots, and developments.

Comment: **A 5 foot sidewalk is required along the north property line, connecting to the existing sidewalk and extending it across the property. The petitioner is working with staff towards compliance.**

b) Setback Requirements

- i) Maximum setback: no further than 120 feet from SR 32 right-of-way.

Comment: **Compliant**

- ii) Minimum setback: 30 feet from SR 32 right-of-way.

Comment: **Compliant**

c) Height and Area Requirements

i) Building Height

- (1) Minimum building height (18 feet or buildings with flat roofs with parapets on all sides that extend to 18 feet).

Comment: **Compliant**

- (2) Multiple Stories: encouraged but not required.

Comment: **Staff has provided the petitioner examples of two-story structures to the petitioner.**

- (3) Maximum building height: no maximum.

ii) Gross Floor Area

- (1) Minimum gross floor area: 5,000 square feet (enhanced architectural materials may be required for structures not meeting minimum gross floor area).

Comment: **Compliant. The building footprint is 5,005 square feet.**

- (2) Maximum gross floor area: no maximum.

Comment: **Compliant**

d) Architectural Design Requirements

- i) Design theme general standards

- (1) Architectural variation is encouraged within the 32 Overlay Zone.
Comment: **The vision of the 32 Overlay is to provide increased and consistent architectural quality among structures and other improvements. Staff has communicated this vision to the petitioner. The APC may wish to discuss this further with the petitioner.**
- (2) All structures shall be thoughtfully designed in a manner that visually and functionally complements existing topography of the building site.
Comment: **Compliant**
- ii) Building elevations
 - (1) All building elevations shall be encouraged to have defined base or foundation, a middle or modulated wall, and a top formed by pitched roof or articulated cornice.
Comment: **Compliant**
 - (2) Building elevations which are 90 feet or greater in length, shall be designed with aggregate offsets of not less than 10 percent of the building elevation length. Offsets shall not be constructed at intervals of not greater than 60 feet.
Comment: **Compliant**
 - (3) All buildings shall be constructed with the same quality of building materials and same level or architectural detail on all elevations of such buildings.
Comment: **Compliant**
 - (4) Openings
 - (a) Openings line up vertically and horizontally with other openings.
 - (b) Arranged in a balanced, relatively uniform fashion.
 - (c) Exceptions if organized in aesthetically pleasing manner.Comment: **Compliant**
 - (5) Gutter and downspouts shall be visually integrated with the architectural style of the structure.
Comment: **The petitioner has agreed to provide detail of the gutter and downspouts systems to allow staff to make a determination of compliance.**
- iii) Roofs
 - (1) Pitched roofs – **Not Applicable**
 - (2) Flat roof
 - (a) Permitted if edged by architectural moulding, an articulated cornice feature or a decorative parapet wall.
Comment: **Compliant.**
 - (b) Parapets shall be fully integrated into the architectural design of buildings to create a seamless design transition between the main building mass and roof-mounted architectural elements.
Comment: **Compliant**
 - (3) Modulation of the roof/roof lines shall be required to eliminate the appearance of box shaped buildings.
Comment: **Compliant**
 - (4) Dormers shall be designed with appropriate details, proportion and style consistent with overall building composition – **Not Applicable**

- (5) Visible vents shall be painted to match the color of the roof and oriented to minimize visibility from adjacent property and thoroughfares.
Comment: **Staff has requested a rendering to confirm complete screening of all vents and mechanical equipment. The petitioner is working with staff towards compliance.**
- iv) Main Entrances
- (1) Buildings shall be designed with a main entrance and at least 2 windows openings associated with main entrance.
Comment: **Compliant**
- (2) Building entrances shall be defined and articulated by architectural elements appropriate to the building.
Comment: **The petitioner has included an aluminum trellis feature to meet this requirement. The APC may wish to discuss this proposal further with the petitioner.**
- (3) Location, orientation, proportion and style of doors shall complement the style of building.
Comment: **Compliant**
- v) Windows
- (1) All window designs shall be compatible with the style, materials, color, details and proportion of the building.
Comment: **Compliant**
- (2) Window trim and other design elements shall be designed to accent the windows (e.g., shutters, keystones, ledges, ect.).
Comment: **The petitioner is proposing metal shrouds that project out two inches and an aluminum trellis feature above the windows to meet this requirement. The APC may wish to discuss this proposal further with the petitioner.**
- vi) Awnings
- (1) Fixed or retractable awnings are permitted if they complement the building's architectural style material, colors, and details.
Comment: **Compliant**
- (2) Awnings shall be made of non-reflective material.
Comment: **Compliant**
- (3) All awnings shall be kept in good repair.
Comment: **Compliant**
- (4) Awnings used to comply with the Overlay standards shall not be removed unless the building will comply with such architectural design requirements without the awnings.
Comment: **Compliant**
- vii) Drive-thrus and fueling station
- (1) Drive-thru windows and lanes shall not be permitted between the right-of-way line of SR 32 and the side of structure that is nearest to said right-of-way.
Comment: **Compliant**
- (2) Vehicular Pumps and Canopies- **Not Applicable**
- viii) Building materials
- (1) Brick and other masonry materials shall be preferred exterior building material.
Comment: **Compliant**

- (2) Wainscot of brick or other masonry materials are encouraged.
Comment: **Compliant**
- (3) A minimum of 60% of each building elevation shall be covered in brick or other masonry materials. E.I.F.S shall not constitute a brick or masonry material.
Comment: **Compliant**
- (4) Maximum of 25% of each building elevation may be covered in metal or vinyl exterior building material.
Comment: **Compliant**
- (5) Increased or enhanced use of brick and other masonry materials and other architectural ornamentation shall be required around building entrances and elevations visible to SR 32.
Comment: **Compliant**
- e) Landscaping and Amenity Requirements
 - i) Purpose: establish alternative transportation corridor.
 - (1) It is the policy of the City of Westfield that the Trail Corridor and improvements therein be owned and maintained by the City of Westfield.
Comment: **The Trail Corridor is to be conveyed to City of Westfield through a deed instrument. Ownership, maintenance and liability associated with the existing detention pond is an issue that staff is working to address with the petitioner.**
 - ii) Trail corridor requirements.
 - (1) A linear greenspace along each side of SR 32 that contains the required alternative transportation trail shall be provided.
Comment: **Compliant**
 - (2) Width: The Trail Corridor shall be a minimum of 30 feet measured from the SR 32 right-of-way line or edge of pavement, whichever results in a greater distance from the SR 32 centerline.
Comment: **Compliant**
 - iii) Alternative Transportation Trail
 - (1) Installed in substantial compliance with figure 16.04.065(r)
Comment: **Compliant**
 - (2) The alternative transportation trail shall be at least 8 feet in width and constructed in compliance with City construction standards.
Comment: **The petitioner is coordinating with staff towards compliance.**
 - iv) Interconnectivity: Alternative transit interconnectivity between neighboring uses, developments, and the Trail Corridor shall be required.
Comment: **A sidewalk of 5 feet is required along the north property line, connecting to the existing sidewalk and extending it across the Property. The petitioner is working with staff towards compliance.**
 - v) Corridor Plantings
 - (1) Primary landscape material: shade trees, ornamental trees, shrubs, ground cover, and grass.
Comment: **Compliant**

- (2) Minimum of 3 shade trees and 1 ornamental tree for every 100 linear feet of Trail Corridor.
Comment: **Compliant**
 - (3) Shade trees planted shall be spaced a minimum of 15 feet and a maximum of 40 feet.
Comment: **Compliant**
 - (4) Trail Corridor plantings shall be counted towards meeting the total on-site planting requirements.
Comment: **Compliant**
- vi) Mound/berms
 - (1) Mound and berms are encouraged.
Comment: **None proposed.**
- f) Miscellaneous Requirements
 - i) Loading berths
Comment: **None proposed.**
 - ii) Dumpsters
 - (1) Dumpsters shall be completely and permanently screened from view of public rights-of-way and adjoining properties.
 - (2) Screening methods shall include a solid wall or fence enclosure that complements primary structure.
Comment: **Compliant**
 - (3) Dumpsters that are structurally connected to primary structure are encouraged.
Comment: **The proposed location of the dumpster enclosure is detached to the primary structure.**
 - (4) Man-doors are encouraged to provide daily access.
Comment: **None proposed. The proposed enclosure includes a swinging door.**
 - (5) Enclosures shall be kept closed at all times when not in active use
Comment: **Compliant**
 - iii) Mechanical equipment
 - (1) Shall be permanently screened from view of public rights-of-way and adjoining property.
Comment: **Staff is working with the petitioner towards compliance.**
 - iv) Water retention/Detention ponds
 - (1) Ponds shall be designed to be natural in appearance. Vegetation is encouraged.
Comment: **In addition to the required Trail Corridor plantings, the petitioner isn't proposing additional plantings due to existing site constraints.**
 - (2) Side slopes shall not exceed 4:1 (wet pond)
Comment: **Compliant**
 - (3) Side slopes shall not exceed 4:1(dry pond) and shall be graded to harmonize with overall open space design of the site.
Comment: **Not Applicable**
 - v) Walls and Fencing
Comment: **Decorative walls or fences are not proposed.**

- 3) **Subdivision Control Ordinance:** Not applicable. A subdivision isn't proposed with this application. The Property has already been subdivided. The Primary Plat under docket 1304-SPP-04 (see Exhibit 7) and the Secondary Plat under docket 1306-SFP-18 (see Exhibit 8).
- 4) **Development Plan Review Standards:** (WC 16.04.165(D)(3))
 - a) **Site Access and Site Circulation:**
 - i) **Standard:** All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.
Comment: The petitioner is coordinating with staff towards compliance.
 - ii) **Standard:** All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.
Comment: The petitioner is coordinating with staff towards compliance.
 - iii) **Standard:** Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.
Comment: Staff has requested the western entrance to be a right-in entrance only. The petitioner is working towards compliance.
 - b) **Landscaping:** (WC 16.06 *et seq.*) – *Staff is completing review of the landscaping plan.*
 - i) General Landscape Design Standards: (WC 16.06.040)
 - (1) Heating and Cooling Facilities
Comment: The petitioner has communicated with staff that a rendering will be provided to assure all heating and cooling facilities are completely screened.
 - (2) Lines of Sight
Comment: No planting shall obstruct sight lines and elevations between 3 and 12 feet at street grade. This standard is applied at the northwest corner of the property.
 - (3) Detention/Retention Ponds
 - (a) To be landscaped in a manner that replicates the natural form of ponds.
Comment: In addition to the required Trail Corridor plantings, the petitioner isn't proposing additional plantings due to site constraints.
 - ii) On-Site and Street Frontage Requirements
 - (1) Business uses require 10 shade trees, 10 ornamental or evergreen trees, and 25 shrubs per acre.
Comment: Compliant. This site is 1.1 acres and requires 11 shade trees, 11 ornamental or evergreen trees and 28 shrubs.
 - iii) Road Frontage
 - (1) A minimum of 1 shade tree required along Tournament Trail, Wheeler Road and SR 32 per 40 feet of road frontage and may be credited toward on-site requirements.
Comment: Compliant. The road frontage is 436+/-, which requires 11 shade trees and 11 trees are provided.

(2) Utility Easements

Comment: **The petitioner is working to confirm approval of proposed landscaping located in any easements with all applicable utility agencies.**

iv) Buffer Yard Requirements

(1) West Buffer: 15 feet; 1 evergreen tree and 5 evergreen shrubs per 30 linear feet.

Comment: **As shown, the submitted landscape plan does not include required buffer yard plantings. Staff is working with the petitioner to address this requirement.**

v) Parking Area Landscaping - **Compliant**

vi) Perimeter Parking Lot Landscaping

(1) 1 tree per 30 linear feet and 1 shrub per 3 linear feet of parking lot length.

Comment: **As shown, the submitted landscape plan shows the shrub count as a per 30 linear feet requirement instead of a per 3 linear feet requirement. Additional shrubs are needed for compliance.**

c) **Lighting:** (WC 16.07 et seq.)

i) Light meter readings shall not exceed 1 foot-candle at all non-residential property lines.

Comments: **Submitted lighting plan does not extend the foot-candle measurement to the property line. Staff is working with the petitioner toward compliance.**

d) **Signs:** (WC 16.08 et seq.) Not applicable to Development Plan approval.

e) **Building Orientation:**

i) Standard: Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.

Comment: **Compliant**

ii) Standard: No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District. (N/A, 32 Overlay)

Comment: **Not Applicable**

iii) Standard: No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.

Comment: **Not Applicable**

iv) Standard: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

Comment: **Staff is working with the petitioner to confirm complete screening of mechanical equipment.**

f) **Building Materials:**

- i) Standard: In order to create variation and interest in the built environment, all new buildings or building additions located within any Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District: (1) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or, (2) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however, that the primary building material shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of sixty (60) percent of each facade visible from a public street or an adjoining Residential District.

Comment: **Not Applicable. The 32 Overlay supersedes this requirement.**

- ii) Standard: The exterior building material selection shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District.

Comment: **Compliant**

- 5) **Comprehensive Plan Compliance:** The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: **The Future Land Use Map located in the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor". Office and service uses are contemplated along Westfield highway corridors. These types of uses are intended to be employment-generating uses. However, the Comprehensive Plan does acknowledge retail uses that are subordinate to and supportive of office and service uses, as acceptable.**

- 6) **Street and Highway Access:** The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.

Comment: **The petitioner is coordinating with staff.**

- 7) **Street and Highway Capacity:** The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development

Comment: **The petitioner is coordinating with staff.**

- 8) **Utility Capacity:** The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development

Comment: **The petitioner is coordinating with staff and other service providers.**

- 9) **Traffic Circulation Compatibility:** The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: **The petitioner is coordinating with staff.**



Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as addressed in the staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov